





Woolcroft Close, Leverington Wisbech PE13 5EW

william h brown

Welcome to

Woolcroft Close, Leverington Wisbech

Set within a quiet cul de sac, this modern detached bungalow offers well-presented, low-maintenance living along with the convenience of no onward chain. The accommodation includes three bedrooms and a generous 19' lounge/dining room, providing an excellent space for everyday living and entertaining. The modern fitted kitchen features a built-in double oven and hob, while the refitted shower room adds further comfort and modernity. Outside, the property enjoys a sunny west-facing rear garden, ideal for afternoon and evening enjoyment. A detached single garage and driveway parking offer ample space for vehicles. Well maintained and positioned in a sought-after residential setting, this is an ideal opportunity for buyers seeking a modern, single-storey home in a peaceful location. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



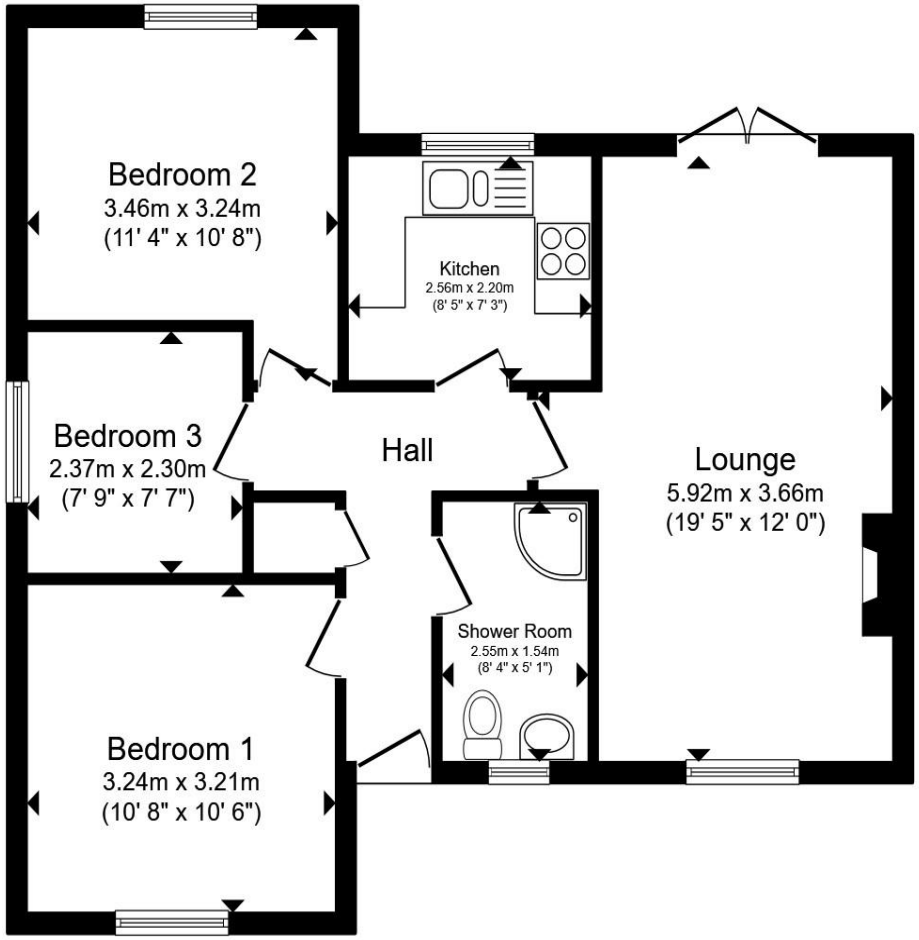












Entrance Hall

Lounge/Dining Room

Kitchen

Bedroom One

Bedroom Two

Bedroom Three

Shower Room

Garage

Total floor area 62.7 m² (675 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Welcome to

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- Modern detached bungalow
- Three bedrooms
- Refitted shower room
- Quiet cul de sac location
- No onward chain

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of

£180,000

Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Leverington. At the second set of traffic lights turn left signposted Leverington & Parson Drove. At the Rising Sun Public House bear left into Leverington Common. Continue along and turn right into Woolcroft Close where the property is located on the left hand side.







Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128011

The Property Ombudsman

Property Ref:
WSB128011 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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